MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: April 11, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1109 Caroline Street

ISSUE

Pamela McLeod Giegerich requests a Certificate of Appropriateness to construct a five feet six inch tall brick and block wall along the south side of the rear yard.

RECOMMENDATION

Approval of the Certificate of Appropriateness on condition that the wall be constructed of rusticated concrete block with simple concrete or stone caps for the walls and columns.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

BACKGROUND

At the May 9, 2016 ARB hearing, the Board continued this request so that the applicant could provide additional information regarding the proposed materials, wall width, and construction details. Staff received the following updated information:

- The wall will be 25 feet in length, built on the existing footer
- The wall will be 4 feet 8 inches in height, with three 5 foot 4 inch columns placed at either end and in the center.
- The wall will be 12 ½ inches in depth, constructed of 8 inch concrete block, faced with 2 ¼ inch brick or stone on both sides
- The columns will be 16 inches square
- The wall and columns will be capped with slate, 2 inches thick

The chain link fence at the neighboring 1107 Caroline Street property was approved at the May 9 ARB hearing. Due to the proximity of this fence, the applicant will not be able to face the proposed wall where the two fences meet. Staff recommends using a rusticated concrete block to eliminate the need for a facing material.

Findings from the April 11, 2016 staff memorandum:

The structure at 1109 Caroline Street is a c.1850 vernacular Greek Revival-style commercial building. Two stories in height and constructed of stucco-clad masonry, the roof is covered in standing seam metal with a small pediment and molded cornice above the storefront entry. This structure is identified as contributing to the historic district. The applicant proposes to erect a concrete-block wall faced with either brick or a stone composite material along the south property line in the property's rear yard. A block wall previously existed in this location, but was damaged and removed.

The neighboring property owners at 1107 Caroline Street erected a chain-link fence along this property line without approval. They have submitted an application requesting to retain this fence, and their application will be considered at the ARB's May 9 hearing. The new wall will be minimally visible from both Caroline Street and from Amelia Street. The wall will begin at the southeast corner of the primary structure and extend for 25 feet along the south property line. The design consists of three (3) piers, 5 feet 6 inches in height, with 4 feet 8 inch tall sections of wall running between the piers. The wall will be constructed of concrete block and faced with either brick or a stone composite depending on material availability. Both facing materials are compatible with the character of the historic district and would not adversely affect the historic character of the property or the district. Staff finds that the proposed wall meets the standards and guidelines for the historic district.

APPROVAL CRITERIA

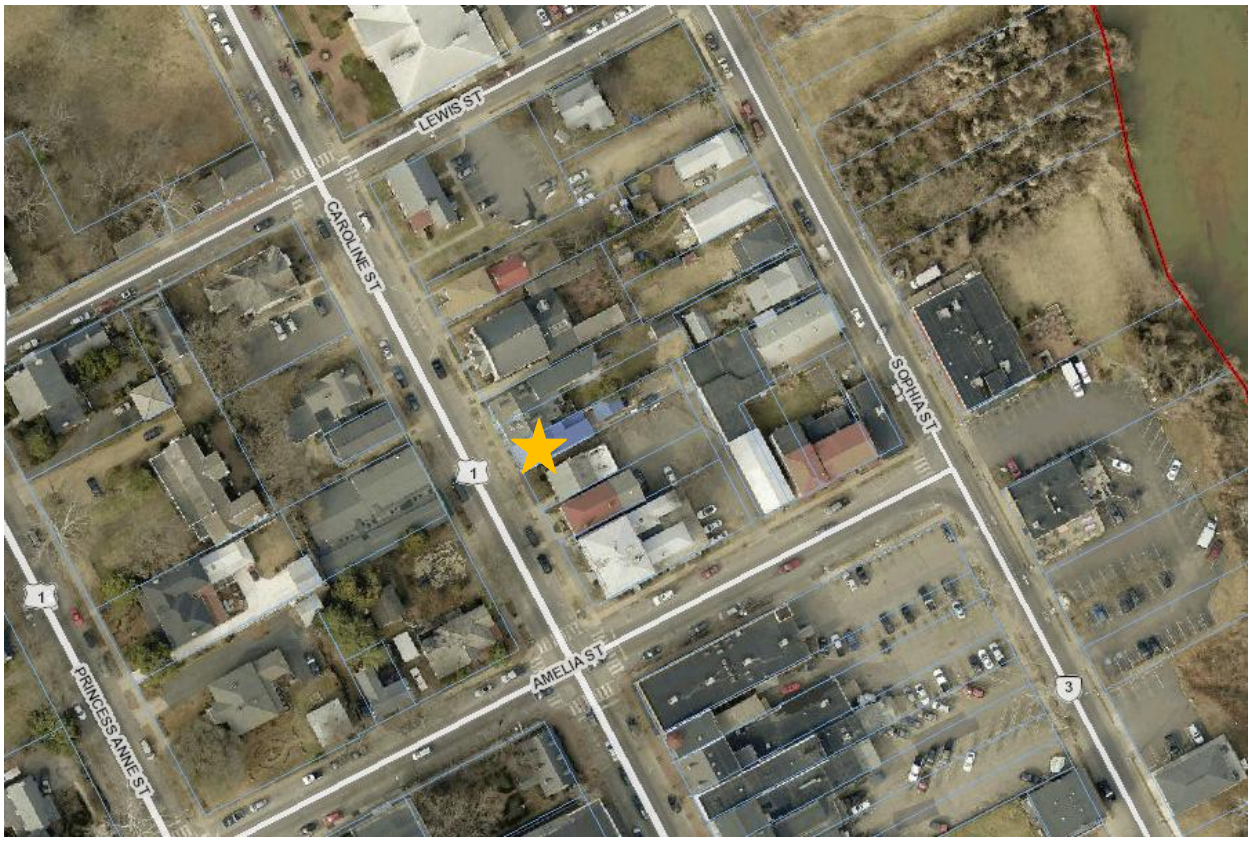
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence

			of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
		X	(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

1. Aerial photograph showing property location
2. Photograph, view of wall location from Caroline Street
3. Photograph, view of wall location from Amelia Street
4. Plans, wall location provided by applicant
5. Plans, wall design provided by applicant
6. Photographs, site prior to wall removal
7. Photographs, sample materials

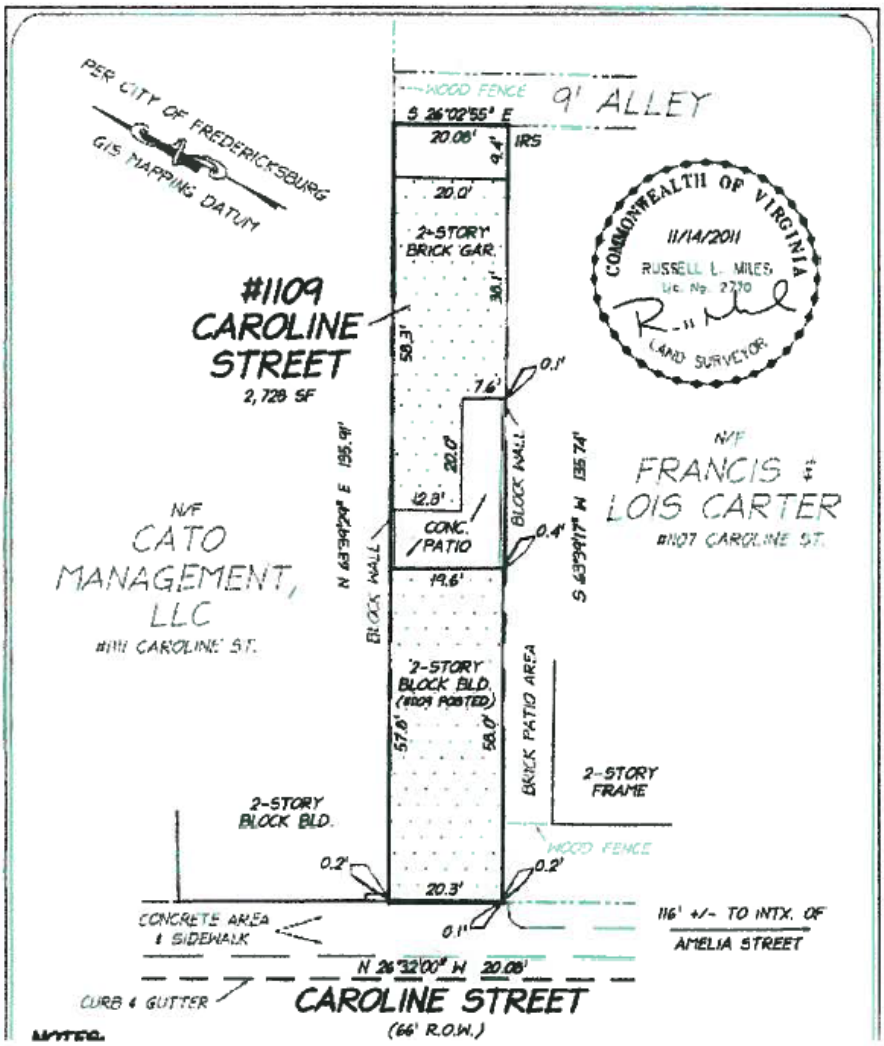


AERIAL

WEST (FRONT) ELEVATION

View from Caroline Street, looking east
Arrow shows the location of the proposed wall

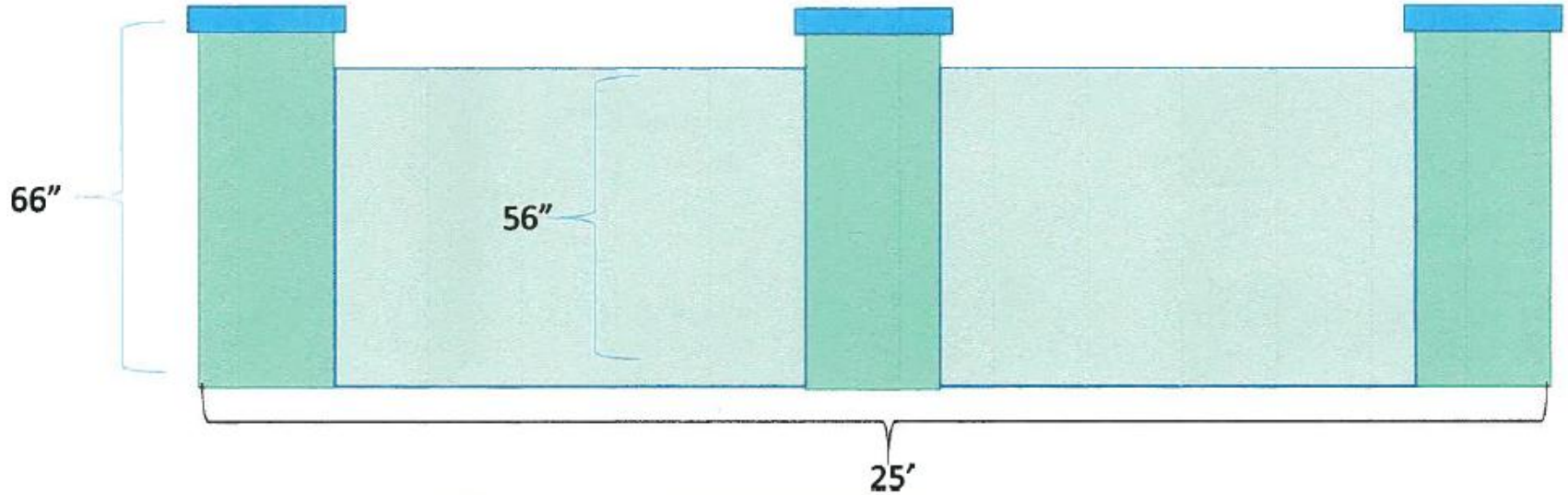
View from Amelia Street, looking north
Arrow shows the location of the proposed wall



Plat provided by the applicant.
Proposed wall will be constructed in the same location as the previous "Block Wall."

Concept photo, provided by applicant

Sketch of Wall - Sideview



Sample Materials

Brick

Stone composite

COA 2016-16

Previous Wall

Site Prior to Chain Link

Examples of stone composite material submitted by applicant.